

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Creekstone

2. Location: West side of South Governors Ave. across from Southbee Drive

3. Parcel Identification #: ED-05-086.05-01-Parcels
10,11,12,13

4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: Creekstone Development LLC

Address: 2 North State Street

City: Dover

State: DE

Zip: 19904

302-678-3276

Fax: 302-678-3693

Email: N/A

6. Applicant's Name: Creekstone Development LLC

Address: 2 North State Street

City: Dover

State: DE

Zip: 19904

Phone: 302-678-3276

Fax: 302-678-3693

Email: N/A

7. Engineer/Surveyor Name: Jeffrey A. Harman, P.E. Becker Morgan Group, Inc.

Address: 738 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302-734-7950

Fax: 302-734-7965

Email: jharman@beckermorgan.com

8. **Please Designate a Contact Person, including phone number, for this Project:** Jeffrey Harman, 302-734-7950

Information Regarding Site:	
9. Area of Project(Acres \pm): 9.28 Ac \pm	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A	
12. Present Zoning: C2A and RM-1	13. Proposed Zoning: Same
14. Present Use: Commercial and Residential	15. Proposed Use: Office/Commercial/Residential
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Originally a lumber yard, hardware store and residential – lumberyard/hardware converted to Culligan Water business and a cabinet/countertop shop.	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover What is the estimated water demand for this project? 16,260 gallons per day How will this demand be met? Unknown; assume City of Dover has adequate capacity	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover	
20. If a site plan please indicate gross floor area: Existing to be removed: 28,425 sq. ft. Total Proposed: 136,180 sq. ft. Net Increase: 107,755 sq. ft. (exclusive of residential @ approximately 2000 S.F. \pm per unit)	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 4 units Gross Density of Project: 2.5 DU/AC Net Density 3.35 DU/AC (Density based on area within RM-1 zoning only)	
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units: 0

Number of owner-occupied units: 4

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units 4

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 20%
Square Feet: 82,217 S.F.

Proposed Use: % of Impervious Surfaces: 66%
Square Feet: 267,294

25. What are the environmental impacts this project will have? None that we are aware of.

How much forest land is presently on-site? None, meeting city definition of woodlands How much forest land will be removed? None

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No none known

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No none that we are aware of.

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☐ No Unknown

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☒ Yes ☐ No It is our intent to avoid fill/construction in flood plain

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☒ Yes ☐ No
If "Yes," please include this information on the site map.

This area is in a basin that is prone to flooding, but due to timing of rain events, the Kent Conservation District has determined that release of runoff without quantity control is the most beneficial means of protection adjacent properties from flood waters. Releasing peak flows before the watershed's peak reduces the possibility of additional flooding.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres 0.19

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Puncheon Run Stream</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : Construction of two residential buildings.</p>
29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: Bioretention and/or stormwater quality pond
<p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Puncheon Run stream</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No Unknown at this time. Intent is to limit impacts – have already met with Conservation District.</p>
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres Square Feet Indeterminate.
<p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive open space</p> <p>Where is the open space located? Along Puncheon Run stream</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they? Required utilities on site only.
33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Required utilities on site only.
34. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Bioretention, stormwater quality pond</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 25' buffer from 100-year flood plane – creates 75' To 100' buffer from stream bank.</p>
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input type="checkbox"/> No Not at this time

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1,218 trips/day – This doesn't account for credit for existing trips for existing uses.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 1%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. One entrance to South Governors Avenue. One entrance lane @ 19' wide, two exit lanes @ 12' wide.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. None

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☒ Yes ☐ No
DelDOT to construct Ped/bicycle facilities with South Governors Ave. project in future, once DelDOT constructs South Governors Avenue project.

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No
In future, once DelDOT constructs South Governors Ave. project.

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☐ No Unknown

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☐ No
If "Yes," please indicate what will be affected (Check all that apply) Unknown

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No Residential/office type waste only
If yes, please List them:

44. Please make note of the time-line for this project: Anticipated construction start: Summer/Fall of 2004

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer

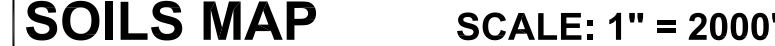
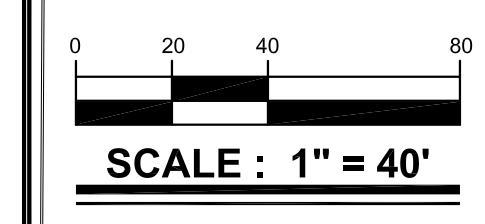
Date

Signature of Person completing form
(If different than property owner)

Date

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This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



GENERAL NOTES

1. BASED ON THE FEMA FLOOD INSURANCE RATE MAP, PARCEL 169 OF 435-CUMMINGS ROAD, NO. 10001/0169H, DATED MARCH 15 2003 PARCEL A SHOWN HEREIN IS LOCATED WITHIN ZONE C (AREA OF MINIMAL FLOODING), ZONE A (AREAS FLOODING BETWEEN THE 100 AND 500 YEAR FLOOD), ZONE A2 (BASE FLOOD LEVEL 18.00').
2. BASED ON THE LAND AND TOPOGRAPHIC SURVEY DATA SHOWN HEREIN WAS PREPARED BY BECKER MORGAN GROUP, INC., MAY, 2003.
3. LANDS OF RALPH AND FRANCIS DEEDS AND LANDS OF FRANCIS AND BARBARA POWELL HAVE BEEN GRANTED EASEMENTS TO CROSS THE LANDS OF CREEKSTONE DEVELOPMENT, LLC FOR THE PURPOSES OF THE AGREEMENT BETWEEN S&B LANDOWNERS AND THE PURCHASER, CREEKSTONE DEVELOPMENT, LLC. (SETTLEMENT HAS ALREADY BEEN REACHED UPON COMPLETION OF FUTURE SITE DEVELOPMENT PLANS FOR LANDS OF CREEKSTONE DEVELOPMENT, LLC, A PERMANENT CROSS ACCESS EASEMENT IS TO BE ESTABLISHED FOR THE AFOREMENTIONED PURPOSES.)

CERTIFICATE OF ACCURACY

REVISIONS

www.beckermorgan.com






PLUS SUBMISSION PLAN

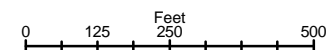
Preliminary Land Use Service (PLUS)

**Creekstone
2004-04-08**

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

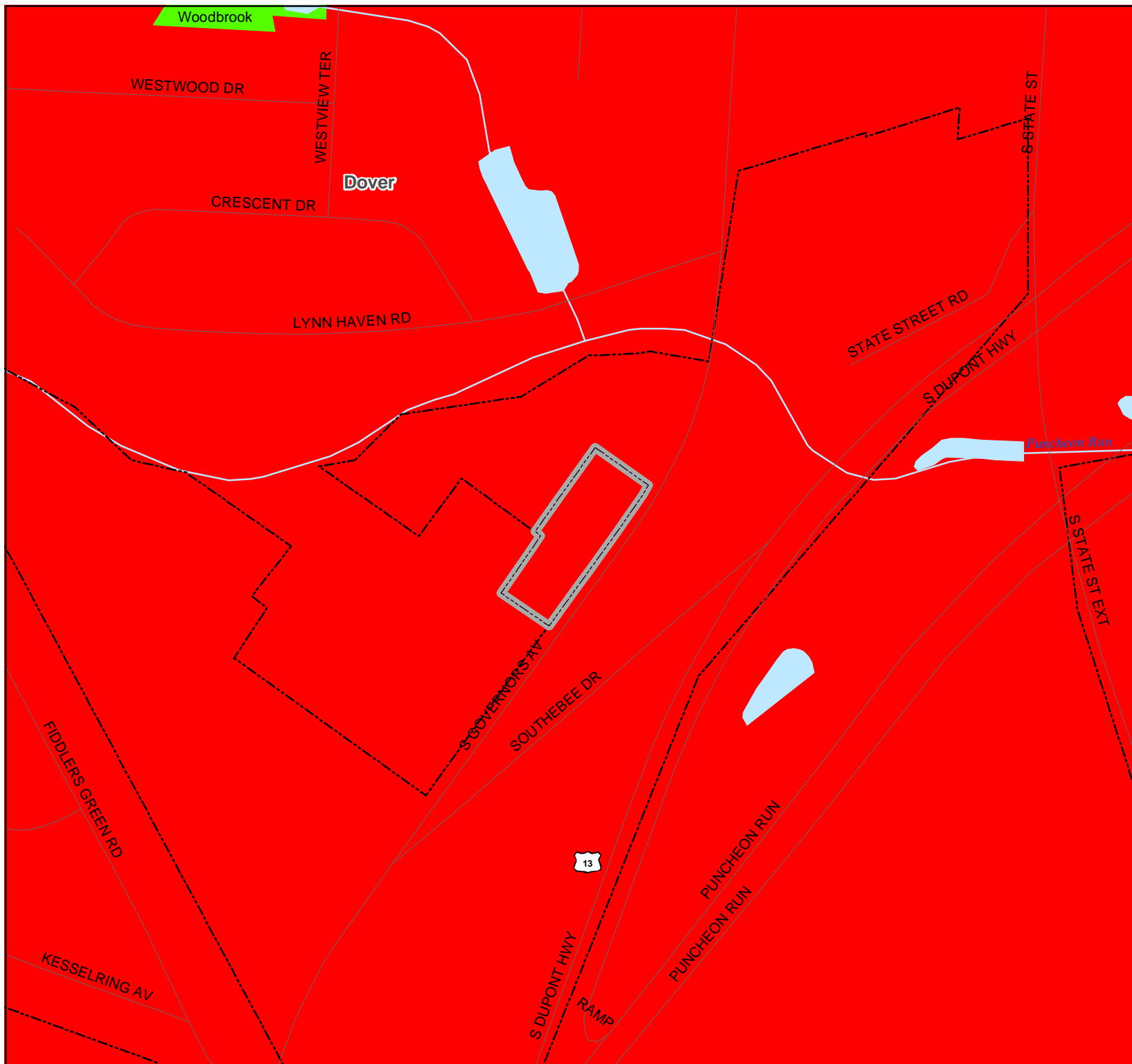
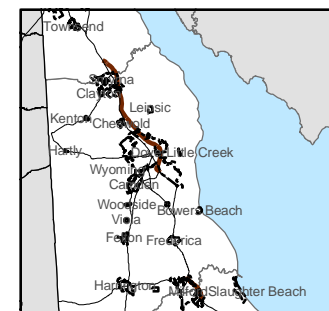
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



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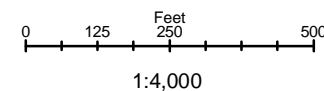
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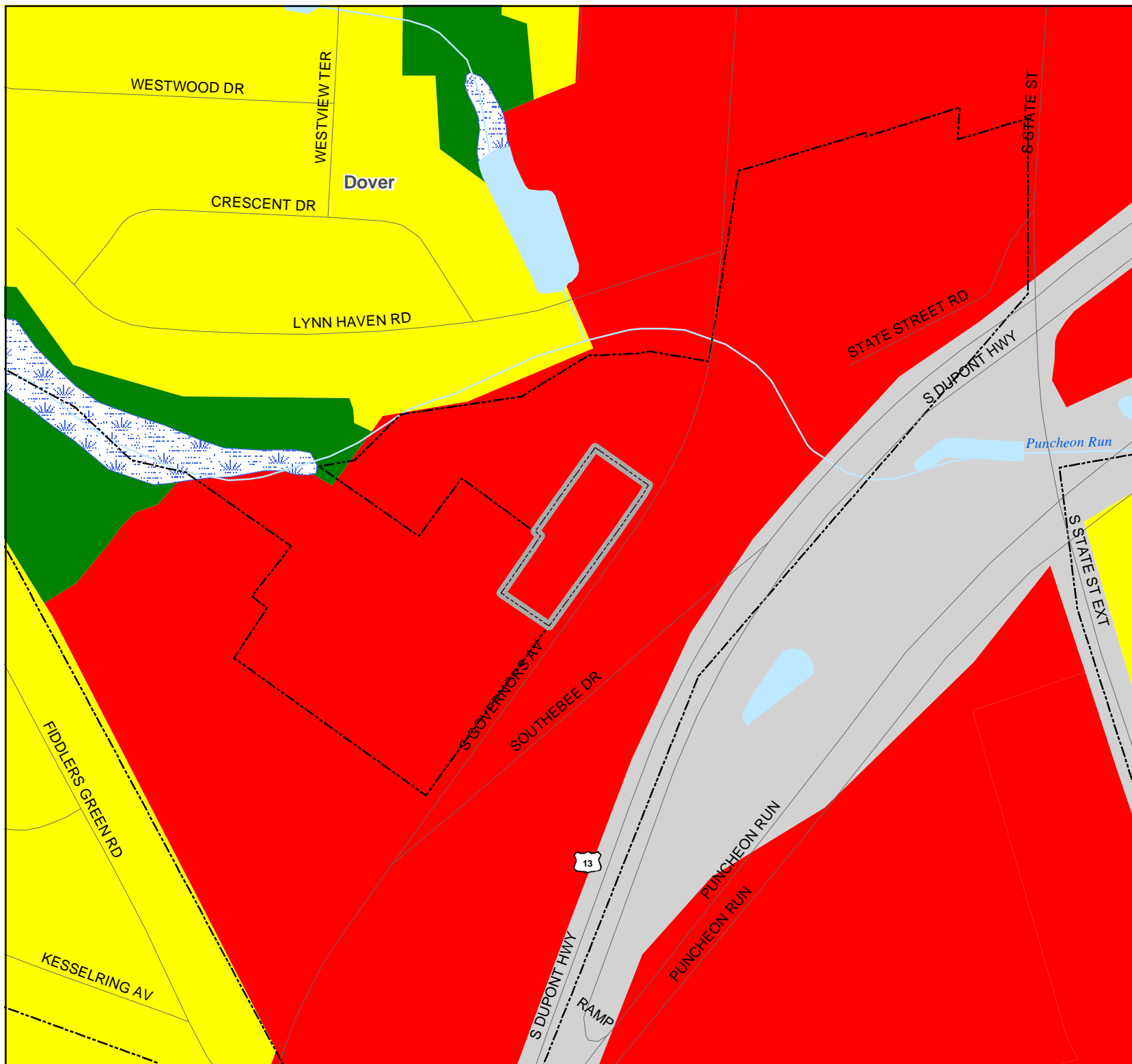
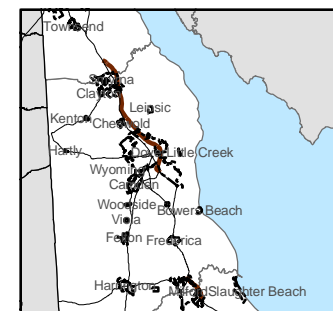
Preliminary Land Use Service (PLUS)

Creekstone
2004-04-08

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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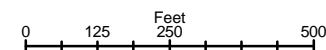


Preliminary Land Use Service (PLUS)

Creekstone
2004-04-08

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:4,000



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